

**TITLE OPINION**

SY NO	EXTENT	LOCATION
96	3 ACRES 19 GUNTAS	YAMARE VILLAGE, SARJAPURA HOBBLI, ANEKAL TALUK.
97/3	3 ACRES 00 GUNTAS	

Bangalore,  
Dt :07/12/2025.

To,

**M/s.TRIFECTA PROJECTS PRIVATE LIMITED,**  
Having its office at: 13<sup>th</sup> Floor, "Trifecta Adatto",  
Survey Nos.66/2 & 67/1, Whitefield Main Road,  
Garudacharapalya, Mahadevapura Post,  
Opposite to BESCOM Office,  
BANGALORE-560 048.

Sir/Madam,

Sub : Title Opinion in respect of property bearing 1) Survey No. 96, measuring 3 Acres 19 Guntas AND 2) Survey No. 97/3 (Old Sy. NO.97), measuring 3 Acres 00 Guntas situated at Yamare Village, Sarjapura Hobli, Anekal Taluk.

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I am furnished with the photocopies of the following documents and my opinion is as follows:-

**:DESCRIPTION OF THE PROPERTY :**

Item No.1

All that piece and parcel of agricultural land bearing **Sy.No.96**, situated at **Yamare Village**, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, totally **measuring 3 Acre 19 Guntas**, with all rights, appurtenances whatsoever hereunder or underneath or above the surface, and bounded on the

East by : Land belongs to Appaiah Reddy;  
West by : Land belongs to L.Shankar;  
North by : Land belongs to A Venkataramana;  
South by : Road.

Item No.2

All that piece and parcel of agricultural land bearing **Sy.No.97/3 (Old Sy. No.97)**, situated at **Yamare Village**, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, totally **measuring 3 Acre 00 Guntas**, with all rights, appurtenances whatsoever hereunder or underneath or above the surface, and bounded on the:

East by : Land belongs to L.Shankar;  
West by : Land belongs to A Venkataramana;  
North by : Land belongs to A Nanjunda Reddy;  
South by : Land belongs to D.N.Krishna Reddy;



**SOURCE OF TITLE :-**

**ITEM NO.1**

The property described above will be referred to as Item No.1 of the 'Schedule Property' for convenience. The **Item No.1** of the Schedule Property measuring 3 Acres 19 Guntas of land in Sy. No.96 of Yamare Village was originally owned by one Sri.Chinnappa S/o. Munireddy, who was acquired Item No.1 of the property from their ancestors, who was in possession and enjoyment of the Item No. 1 of the Property and Later, as referred in the Index of Lands and Records of Rights Sri.Chinnappa S/o. Muniswamy name was mutated in the revenue records as owner & Khatedar as show in the Index of Lands and Records of Rights No.171 **Document No.1** and also shown in the Pahanies during the year 1969-70 to 1978-79. **Document No.2**

Later, as referred Pahanies during the period of 1988-89 to 1991-92, Sri.M.Venkata Reddy S/o. Munireddy acquired the Item No.1 of the Schedule Property under inheritance certificate vide IHC No.9/92-93. **Document No.3**

Later, M.Venkatesha Reddy Sold the Item No.1 of the Schedule Property in favour of K.M.Nanjunda Reddy S/o. Munireddy under a registered sale deed dated 02/04/1993 vide Document No.3530/1993-94 in Book-I Volume No.1721 pages at 202-205 in the office of the Sub-Registrar Anekal **Document No.4** and his name was mutated in the revenue records as owner and khatedar vide Mutation Register bearing MR No.6/92-93. **Document No.5**

Later, K.M.Nanjunda Reddy S/o. Munireddy Sold the Item No.1 of the Schedule Property in favour of Sri.A.Lakshmaiah Reddy S/o. Late.Appaiah under a registered sale deed dated 08/09/1994 vide Document No.2029/94-95 in Book-I Volume No.1800 pages at 173-176 in the office of the Sub-Registrar Anekal **Document No.6** and his name was mutated in the revenue records as owner and khatedar vide Mutation Register bearing MR No.5/95-96. **Document No.7**



Later Sri.A.Lakshmaiah Reddy S/o. Sri.Appaiah and his children namely, 1) L.Shankar, 2) L.Nagesh, 3) Smt.Uma, and Smt.L.Anusuya effected Partition in terms of Partition Deed dated 16/05/2007 vide Document No.SRJ-1-00510-2007-08 in Book-I stored in CD No.SRJD2 in the office of the Sub-Register Sarjapura, Anekal Taluk. **Document No.8** In the said Partition, the property measuring 3 Acres 19 Guntas in Sy. No.96 (i.e. Item No.1 of the Schedule Property) is allotted to the share of Sri.L.Shankar S/o. Sri.A.Lakshmaiah Reddy, from the date of partition, the said **SRI.L.SHANKAR** is in possession and enjoyment of Item No.1 of the Schedule Property as absolute owner and his name was mutated in the revenue records as owner and Kathedar vide Mutation Register bearing MR No.15/2008-09. **Document No.9**

### **ITEM NO.2**

The property described above will be referred to as Item No.2 of the '**Schedule Property**' for convenience. The Item No.2 of the Schedule Property measuring 3 Acre 00 Guntas of land in Sy. No.97 of Yamare Village is the portion of the Larger property measuring 7 Acre 01 Guntas in Sy. No.97 of Yamare Village. The Item No.2 of the Schedule Property was originally owned by one Sri.Appaiah S/o. Veerappa, who was acquired Item No.2 of the Schedule Property from his ancestors, who was in possession and enjoyment of the Item No. 2 of the Property and as referred in the Index of Lands and Records of Rights Sri.Appaiah S/o. Veerappa name was mutated in the revenue records as owner & Khatedar as show in the Index of Lands and Records of Rights No.172 **Document No.10** and later, the afore sad Appaiah's son Son Sri.Konda Reddy name was mutated in the revenue records as owner & Khatedar as show in the Index of Lands and Records of Rights No.582 and later also shown in the Pahanies during the year 1969-70 to 1992-93. **Document No.11**



Later, the said Sri.Appaiah S/o. Veerappa died intestate leaving behind his sons namely, 1) Sri.A.Konda Reddy, 2) Sri.A.Lakshmaiah Reddy, 3) Sri.A.Nanjunda Reddy and 4) A.Narayana Reddy, who succeeded the larger property and Later Sri.Appaiah S/o. Veerappa sons effected Partition in terms of Partition Deed dated 20/04/1973. In the said Partition, the property measuring 3 Acres 00 Guntas in Sy. No.97 (i.e. Item No.2 of the Schedule Property) was allotted to the share of Sri.A.Lakshmaiah Reddy, from the date of partition, the said Sri.A.Lakshmaiah Reddy started enjoying his share of the properties as absolute owner and his name was mutated as owner and Khatedar vide Mutation Register bearing MR No.4/73-74.

As referred Pahanies during the period of 1989-90 to 2007-08 Sri.A.Lakshmaiah Reddy sons namely, 1) Sri.L.Shankar and 2) Sri.L.Nagesh names mentioned as owners of the property measuring 3 Acres in Sy. No.97 i.e. Item No.2 of the Schedule Property. **Document No.12**

Later, the aforesaid L. Shankar S/o. Lakshmaiah Reddy mortgaged the portion of the property measuring 1 Acre 20 Guntas in Sy. No.97 to the SFSCS Sarjapura under a registered Mortgage Deed dated 28/07/1993 vide Doc. No.684/1993-94 in Book-I volume No.1733 in the office of the Sub-Registrar, Anekal. **Document No.13**

Later, the aforesaid L. Nagesh S/o. Lakshmaiah Reddy mortgaged the portion of the property measuring 1 Acre 20 Guntas in Sy. No.97 to the SFSCS Sarjapura under a registered Mortgage Deed dated 27/09/1997 vide Doc. No.2868/1997-98 in Book-I volume No.AD2037 page 191 in the office of the Sub-Registrar, Anekal. **Document No.14**

Later, the aforesaid L. Shankar S/o. Lakshmaiah Reddy mortgaged the portion of the property measuring 1 Acre 20 Guntas in Sy. No.97 to the SFSCS Sarjapura under a registered Mortgage Deed dated 27/09/1997 vide Doc. No.2878/1997-98 in Book-I volume No.AD2037 page 195 in the office of the Sub-Registrar, Anekal. **Document No.15**



Later, the aforesaid L. Nagesh S/o. Lakshmaiah Reddy mortgaged the portion of the property measuring 1 Acre 20 Guntas in Sy. No.97 to the SFSCS Sarjapura under a registered Mortgage Deed dated 10/12/2003 vide Doc. No.10692/2003-04 in Book-I in the office of the Sub-Registrar, Anekal. **Document No.16**

Later, the aforesaid L. Shankar S/o. Lakshmaiah Reddy mortgaged the portion of the property measuring 1 Acre 20 Guntas in Sy. No.97 to the SFSCS Sarjapura under a registered Mortgage Deed dated 31/12/2003 vide Doc. No.11586/2003-04 in Book-I in the office of the Sub-Registrar, Anekal. **Document No.17**

Later Sri.A.Lakshmaiah Reddy S/o. Sri.Appaiah and his children namely, 1) L.Shankar, 2) L.Nagesh, 3) Smt.Uma, and Smt.L.Anusuya effected Partition in terms of Partition Deed dated 16/05/2007 vide Document No.SRJ-1-00510-2007-08 in Book-I stored in CD No.SRJD2 in the office of the Sub-Register Sarjapura, Anekal Taluk **Document No.18**. In the said Partition, the property measuring 3 Acres 00 Guntas in Sy. No.97 (i.e. Item No.2 of the Schedule Property) is allotted to the share of Sri.L.Shankar S/o. Sri.A.Lakshmaiah Reddy, from the date of partition, the said **SRI.L.SHANKAR** is in possession and enjoyment of Item No.1 of the Schedule Property as absolute owner and his name was mutated in the revenue records as owner and Kathedar vide Mutation Register bearing MR No.15/2008-09. **Document No.19**

Later, the aforesaid L. Shankar S/o. Lakshmaiah Reddy mortgaged the Item No.2 of the property measuring 3 Acre 00 Guntas in Sy. No.97 to the SFSCS Sarjapura under a registered Mortgage Deed dated 07/08/2009 vide Doc. No.SRJ-1-00929-2009-10 in Book-I Stored in CD No.SRJD25 in the office of the Sub-Registrar, Sarjapura. **Document No.20**

Later, the aforesaid L. Shankar S/o. Lakshmaiah Reddy mortgaged the Item No.2 of the property measuring 3 Acre 00 Guntas in Sy. No.97 to the SFSCS Sarjapura under a registered Mortgage Deed dated 30/06/2020 vide Doc. No.SRJ-1-00690-2020-21 in Book-I Stored in CD No.SRJD639 in the office of the Sub-Registrar, Sarjapura. **Document No.21**



Later, the aforesaid L. Shankar S/o. Lakshmaiah Reddy mortgaged the Item No.2 of the property measuring 3 Acre 00 Guntas in Sy. No.97 to the Bangalore DCC Bank, Sarjapura under a registered Mortgage Deed dated 05/07/2022 vide Doc. No.SRJ-1-Part-IV-00068-20-2022-23 in Book-I Stored in CD No.SRJD1152 in the office of the Sub-Registrar, Sarjapura. **Document No.22**

Later, the aforesaid the Bangalore DCC Bank, Sarjapura executed discharge Deed of Mortgage in favour of L. Shankar S/o. Lakshmaiah Reddy in respect of Item No.2 of the property measuring 3 Acre 00 Guntas in Sy. No.97 under a registered Discharge of Mortgage Deed dated 24/03/2025 vide Doc. No.SRJ-1-Part-V-00029-2024-25 in Book-I in the office of the Sub-Registrar, Sarjapura. **Document No.23**

Later, the aforesaid the SFSCS Sarjapura executed discharge Deed of Mortgage in favour of L. Shankar S/o. Lakshmaiah Reddy in respect of Item No.2 of the property measuring 3 Acre 00 Guntas in Sy. No.97 under a registered Discharge of Mortgage Deed dated 17/04/2025 vide Doc. No.SRJ-1-00504-2025-26 in Book-I in the office of the Sub-Registrar, Sarjapura. **Document No.24**

**ITEM No.1 & 2 common title flow:**

Thereafter, daughters of A.Appaiah namely, 1) Smt. Papamma, 2) Smt.Subbamma, 3) Smt.Ramakka, 4) Smt.Parvathamma and Sri.V.Nagesh, herein have filed a suit for partition against Sri.L.Shankar and other family members, before the Court of the Senior Civil Judge and JMFC, Anekal,



Bangalore Rural bearing O.S. No. 572/2013. Smt. Papamma died leaving behind her son and grandchildren viz., **SRI.M.NAGARAJU, SRI.H.N.SHIVASHANKAR, SMT.PARIJATHA H.N, and SMT.LALITHA H.N,** as her legal heirs, Smt.Subbamma and Smt.Ramakka died leaving behind viz., **SRI.NAGESH.V Alias NAGESHA.V, SRIMONITH N REDDY, and SRI.MOHITH N REDDY** as their legal heirs. The afore said **SRI.M.NAGARAJU** and others and Sri.L.Shankar settled out of court and as per settlement the **SRI.M.NAGARAJU** and others released all their rights, title and interest over the schedule property in favour of Sri.L.Shankar.  
**Document No.25**

The aforesaid Sri.L.Shankar and family executed by a Joint Development Agreement dated 15/01/2025 registered as Document No.SRJ-1-09279-2024-25 in Book-I in the office of the Sub-Registrar Sarjapura, Bangalore entrusted the Schedule Property to **M/s. TRIFECTA PROJECTS PRIVATE LIMITED,** represented by its Managing Partner Mr.R.V.SUBBA REDDY, S/o R. Rajagopal Reddy for developing into residential apartments **Document No.26** and simultaneously executed General Power of Attorney dated 15/01/2025 registered as Document No.SRJ-04-00799-2024-25 in Book-IV in the office of the Sub-Registrar Sarjapura, Bangalore empowering to **M/s. TRIFECTA PROJECTS PRIVATE LIMITED** to develop and sell their share of land **Document No.27** and building in in respect of Item No.1 & 2 of the Schedule Property.

The said **SRI.L.SHANKAR** secured conversion for the Item No.1 of the Schedule Property from agricultural to non-agricultural Residential purposes vide Order of The Deputy Commissioner, Bangalore District, Bangalore, and Affidavit No. 746977 dated 11/03/2025, **Document No.28** and thereby Item No.1 of the Schedule Property became fit for non-agricultural Residential use and same has been mutated vide MR No.T57/2024-25. **Document No.29**



Later as seen from the Hissa Survey Extract issued by The Survey Department Anekal Taluk, Bangalore District the 'larger property' in Sy No.97 was further bifurcated and the portion owned and possessed by Sri. L. Shankar in the 'larger property' was renumbered and assigned with measuring **3 (Three)** acre in **Sy.No.97/3**, which is the Item No.2 of the Schedule Property and the name of Sri. L. Shankar is shown as Hissedar in respect of the Item No.1 of the Schedule Property vide Mutation Register bearing MR No.T71/2024-25.

**Document No.30**

Later, LRS of 1) Smt. Papamma, 2) Smt.Subbamma, 3) Smt.Ramakka, 4) Smt.Parvathamma and Sri.V.Nagesh executed deed of confirmation in favour of **SRI.L.SHANKAR** and family and **M/s. TRIFECTA PROJECTS PRIVATE LIMITED** in terms of a Deed of Confirmation dated 11/08/2025 vide registered Deed of Confirmation bearing document No. SRJ-1-04071-2025-26 of Book-I, in the office of the Sub-Registrar, Sarjapura in respect of the Item No.1 & 2 of the Schedule Property. **Document No.31** Thus Viz., **Sri.L.Shankar and his children** have become the absolute owners of the Item No.1 and 2 of the schedule property and they are in peaceful possession and enjoyment Item No.1 and 2 of the schedule property.

The said **SRI.L.SHANKAR** secured conversion for the Item No.2 of the Schedule Property from agricultural to non-agricultural Residential purposes vide Order of The Deputy Commissioner, Bangalore District, Bangalore, and Affidavit No. 769073 dated 10/06/2026, **Document No.32** and thereby Item No.2 of the Schedule Property became fit for non-agricultural Residential use and same has been mutated vide MR No.T57/2024-25. **Document No.33**

There are no proceedings initiated under PTCL Act for its violation as seen from Endorsement dated 12/11/2025 issued by The Assistant Commissioner, Bangalore South Sub-Division, Bangalore in respect of Item No.1 and Item No.2 of the Schedule Property. **Document No.34**



Index of Lands produced reveal the name of Sri.Chinnappa S/o. Munireddy, as holder in respect of Item No.1 of the Schedule Property. A perusal of the Pahanies for the period between 1969-70 to 2001-02 & 2001-02 to 2025 -26 issued by the Revenue Authorities and a perusal of the said Pahanies confirms the ownership and possession of Sri.Chinnappa S/o. Munireddy, Sri.M.Venkata Reddy S/o. Munireddy, K.M.Nanjunda Reddy, Sri.Lakshmaiah Reddy S/o. Sri.Appaiah, as owners, at relevant periods of time referred to above. The Pahanies do not disclose any tenancy or other claims in respect Item No.1 of the Schedule Property. Tippani shows the shape of Item No.1 of the Schedule Property. Akarbandh Extract issued by the Revenue Authorities reveals the extent of the Schedule property. Village Map shows the location of Sy.No. 96 of Yamare Village. **Document No.35**

Index of Lands produced reveals the name of Sri.Appaiah S/o. Veerappa, as holder in respect of Item No.2 of the Schedule Property. A perusal of the Pahanies for the period between 1969-70 to 2001-02 & 2001-02 to 2025 -26 issued by the Revenue Authorities and a perusal of the said Pahanies confirms the ownership and possession of Kondareddy S/o. Sri.Appaiah, Sri.L.Nagesh S/o. Sri.Lakshmaiah Reddy and L.Shankar S/o. Sri.Lakshmaiah Reddy as owners, at relevant periods of time referred to above. The Pahanies do not disclose any tenancy or other claims in respect Item No.2 of the Schedule Property. Tippani shows the shape of Item No.2 of the Schedule Property. Akarbandh Extract issued by the Revenue Authorities reveals the extent of the Schedule property. Village Map shows the location of Sy.No. 97 of Yamare Village. **Document No.36**

Certificates of Encumbrance issued by the jurisdictional Sub-Registrar covering the period between 01/04/1920 to 31/03/2004 and 01/04/2004 to 09/09/2025 of Sy. No.96 reveal the transactions referred to above and none of the Certificates disclose existence of any registered mortgage or charge or encumbrance in respect of Schedule Property. **Document No.37 & 38**



Certificates of Encumbrance issued by the jurisdictional Sub-Registrar covering the period between 01/04/1920 to 31/03/2004 and 01/04/2004 to 11/11/2025 of Sy. No.97 and the period between 01/04/2004 to 25/08/2025 of Sy. No.97/3 reveal the transactions referred to above and none of the Certificates disclose existence of any registered mortgage or charge or encumbrance in respect of Item No.2 of the Schedule Property:

**Document No.39 & 40**

Thus on the basis of the aforesaid documents and representations made, I am of the opinion that **Sri.L.Shankar and his children** are the owners of the Item No.1 & 2 of the Schedule Property subject to the rights of **M/s. TRIFECTA PROJECTS PRIVATE LIMITED** under Development Agreement and Power of Attorney both dated 15/01/2025.

All the documents sent to me are returned herewith.

Thanking You,  
Yours faithfully,



**(RAGHUVVEERA.R),**  
Advocate.